

PB# 95-4

ABC PIZZA

19-4-62

Approved 9/6/95

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 95-4

February 3, 1995

RECEIVED FROM George Botzakis
Seven Hundred Fifty 00/100 DOLLARS

Min. S.P. Escrow for ABC Pizza

Account Total \$ 750.00

Amount Paid \$ 750.00 CK # 1260

Balance Due \$ -0- Mrs. Mason, Secy. to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

February 3, 1995

Received of George Botzakis \$ 100.00
One Hundred and 00/100 DOLLARS

For #95-4 application fee Planning Board

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CD # 1259</u>		<u>\$100.00</u>

By Dorothy H. Hansen
Town Clerk

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Feb. 23, 1995

Received of George Botzakis \$ 100.00
One Hundred 00/100 DOLLARS

For Planning Bd. Approval #95-4

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CK # 1270</u>		<u>100.00</u>

By Dorothy H. Hansen
Town Clerk

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Title

5-644-WCL Tripartite

DATE September 5, 1995 RECEIPT NUMBER 95-4
RECEIVED FROM George Botzakis

Balance Due \$ 0Mypa Mason, May 10 to P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

February 3 1995

Received of George Botzakis \$ 100.00

One Hundred and 00/100 DOLLARS

For #95-4 application fee Planning Board

DISTRIBUTION

FUND	CODE	AMOUNT
CD # 1359		\$100.00

By Dorothy H. Hansen
Town Clerk

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

Feb. 23 1995

Received of George Botzakis \$ 100.00

One Hundred 00/100 DOLLARS

For Planning Bd. Approval #95-4

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 1270		100.00

By Dorothy H. Hansen
Town Clerk

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Title

Wilson Jones • Carbonless • S1642-WVCL Duplicate • S1644-WVCL Triplicate
 100 Union Ave.
 New Windsor, N.Y. 12553
 MADE IN U.S.A.
 © Wilson Jones, 1989

DATE September 5, 1995 **RECEIPT** NUMBER 95-4

RECEIVED FROM George Botzakis

Address 23 Clintonwood Dr. - New Windsor

Two Hundred Ninety-Five 00/100 DOLLARS \$ 295.00

FOR 20% of Cost Estimate (\$14,750.00)

Inspection Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>295.00</u>	CASH	
AMOUNT PAID	<u>295.00</u>	CHECK	<u>#1307</u>
BALANCE DUE	<u>- 0 -</u>	MONEY ORDER	

John 9/6/95

BY Mypa Mason, Secy to the P.B.

Emp fee
\$ 158.00

DISCUSSION:

ABC PIZZA SITE PLAN (95-4) QUASSAICK AVENUE

Mr. George Botzakis appeared before the board for this proposal.

MR. PETRO: What's up?

MR. BOTZAKIS: We have problems with the parking lot, I have to make it all blacktop and I make it blacktop all in the front and part in the back. We have problems with the water, side road, lot a water inside the parking lot.

MR. VAN LEEUWEN: From the road going to Jim Nugent's house, the driveway you mean?

MR. BOTZAKIS: Yes, lot of water. Now if I put blacktop, we have decision to come with that, the water inside the building or go into Jimmy's, lot of water on the property. Like the water stay inside my parking lot in the end, go down dry wells, somebody did a dry well over there a long time ago, I think O'Mara's did it, somebody did it and take a little couple of days and the water, you know, going down.

MR. PETRO: How far down have you blacktopped and you say you did some in the rear?

MR. BOTZAKIS: I did it in the back almost 30 feet.

MR. BABCOCK: Could you show it on the plan, he has your plan there.

MR. PETRO: Take one so everybody can see it, can you just put it on there so everybody can see it?

MR. BOTZAKIS: Now in the front I did it all around from 94, Route 94 and in the back I left it, I did it for over here and the driveway inside and I have it over here almost 30, almost 60 feet.

MR. PETRO: How many parking spaces?

MR. BOTZAKIS: I have all the parking places I need.

MR. PETRO: Well, how many are paved?

MR. BOTZAKIS: I think it's 40 something, 43.

MR. PETRO: Paved, in other words, they are striped and paved?

MR. BOTZAKIS: No, I don't put the stripes in the back, that way I can't do the 43 with the blacktop. If I do the blacktop, I have problems with the water. I make problems with the water.

MR. VAN LEEUWEN: Maybe what we should do is take a look.

MR. BOTZAKIS: I have 20 parking places now.

MR. PETRO: You have 20?

MR. BOTZAKIS: Almost 20.

MR. DUBALDI: Paved?

MR. BOTZAKIS: Yeah.

MR. PETRO: You paved the roadway on the side also? Mike, have you or Mark been down there?

MR. BABCOCK: No, I haven't. George came to me and talked to me about the, you know, he's getting ready to open up, I told him he'd either have to do the blacktopping of the entire site per the site plan, he has two options, he can either do it, bond it or he has to come back and talk to the planning board. And he told me about the drainage problem that he and that if he blacktopped it, it was going to create a worse problem for him. So I told him that he should come back and have a discussion.

MR. PETRO: Ron, are you familiar with the problem behind there? Did you do the blacktopping?

MR. LANDER: No, Mr. Chairman.

MR. VAN LEEUWEN: I have been back there when there's a lot of water back there we're going back a few years but water ponds there probably six to seven inches back there.

MR. NICOLAS CARFIZZI: I'm just explaining the area, the area's high. Nick Carfizzi, I'm a friend of George's, okay, the area's high all the way around, it's like so high like about 4 foot up and then when it rains, it comes down.

MR. BOTZAKIS: I think that the water comes down and one corner between the new house and the new house and the office and the house over there, this area come like almost like a river. If it rains real hard, all these things come and pass my parking lot and go inside to Jimmy Nugent's trailers, I afraid to make damage.

MR. VAN LEEUWEN: There's a bowl there, kind of a low area, water comes down from the top down and has one place to go. If he blacktops the whole thing is what he is trying to say it hits Nugent's trailer park or it goes in San Giacomo's old property, not San Giacomo's property, that place always used to flood out.

MR. DUBALDI: He's having problems now already, correct?

MR. VAN LEEUWEN: I believe he is, yeah, so maybe we ought to take a look at it.

MR. PETRO: We have to be careful and I'm going to say this on behalf of the applicant, obviously there might be another solution but that can be very expensive when the engineer goes down and takes a look, he is going to suggest some storm water management control there which would be catch basins and piping and I don't know whether that would be a solution that you'd be wanting to hear at that point.

MR. BOTZAKIS: If you blacktop the road, the side road for Jimmy Nugent, the road by the house, if you make a drain over there to bring it to 94 this way, that way, the water come from the road.

MR. PETRO: You want to block it off with blacktop. How are you going to block the water off?

MR. BOTZAKIS: I don't know, drain.

MR. PETRO: No, in your fact parking lot--

MR. BOTZAKIS: I have to leave it that way, one day the water goes into the ground it no stay too long.

MR. PETRO: You're saying that the blacktop is going to create the nonpervious surface?

MR. EDSALL: I think are you looking to not pave the right side of that rear parking lot, basically?

MR. BOTZAKIS: Yes.

MR. EDSALL: I mean my only concern would be is that as long as they can still identify the spaces and I think in the past we have asked that they put in wheel stops just to keep it neat, the concrete. I think in the past we have looked at the rare cases where it's to a disadvantage to pave it and this might be one of them, it may serve this applicant and all the neighbors better to leave that portion as a shale or some material that could absorb some of the ground water and surface water.

MR. PETRO: We want the water to go through instead of running off.

MR. EDSALL: Yeah and about the drainage, I don't know that there's any systems in the area, even if we wanted to suggest drainage piping, there's nothing to tie into.

MR. BOTZAKIS: System on 94 over here, you have a drain thing, the best way, the side road to come you have to drain, drain into the road to bring to 94 that way the water comes to the road for Nugent's house and the business.

MR. EDSALL: I think it's a matter of if the board

believes that this rear and side parking area really need be paved, if there's any reason that we feel that is so important and if not, I think you could easily justify the fact because of the drainage, I have been out there, not on this site, but in that area you can easily justify eliminating the need or the requirement to pave there and just have him put in the concrete wheel stops so that the spaces are identified.

MR. STENT: Everything in the back of your building directly in the back of the building is that all paved now?

MR. BOTZAKIS: No, half and I put Item 4.

MR. PETRO: I'm going to poll the board. I don't have a problem with it. Ron, do you?

MR. LANDER: No, Mr. Chairman.

MR. PETRO: I think the shale might be better as long as he is willing to delineate the spaces with the concrete.

MR. BOTZAKIS: Yes, I put in Item 4.

MR. PETRO: Is there shale now? There's some broken up blacktop there.

MR. BOTZAKIS: Yes, chipped blacktop.

MR. PETRO: Then you put the tar and chip?

MR. BOTZAKIS: Yeah.

MR. DUBALDI: Mark's happy, I'm happy.

MR. STENT: I have no problem.

MR. VAN LEEUWEN: I have no problem with it.

MR. PETRO: I have no problem. Can we do it in the form of a motion? How do you want to treat the site plan?

MR. EDSALL: I think if you have a resolution in the minutes when we go down to do the site inspection, we'll just eliminate that requirement and make sure that the wheel stops are there.

MR. PETRO: So we need a motion then that the unpaved part of the parking lot in the rear of this application can remain as shale as long as the parking spaces are delineated with concrete bumpers.

MR. EDSALL: We just have to make sure that the area, the area around the handicapped spaces, keep stones from kicking on that area.

MR. BOTZAKIS: Handicapped are blacktopped.

MR. PETRO: That is in the front.

MR. EDSALL: There's two in the rear so that area has to be kept clean.

MR. BOTZAKIS: It's clean.

MR. PETRO: Anything else, Mark?

MR. VAN LEEUWEN: I so move.

MR. STENT: Second it.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant relief to ABC Pizza site plan, Mr. Botzakis and the ABC site in that the parking spaces in the rear that are not blacktopped will be shaled with concrete bumpers showing the proper location of the parking spaces and that the handicapped parking will be kept clear and visible. Is there any further discussion from the board members? If not,

August 23, 1995

27

roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. LANDER	ABSTAIN
MR. PETRO	AYE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/06/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 95-4

NAME: ABC PIZZA & RESTAURANT
APPLICANT: BOTZAKIS, GEORGE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/06/95	PLANS STAMPED	APPROVED
02/22/95	P.B. APPEARANCE . APPROVED CONDITIONAL	LA:ND WVE PH-APP CON - SUBMIT COST ESTIMATE & REVISE PLAN
02/15/95	WORK SESSION APPEARANCE	REVISE & SUBMIT
02/08/95	P.B. APPEARANCE	REVISE & RET. TO WS
02/02/95	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/05/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-4

NAME: ABC PIZZA & RESTAURANT
APPLICANT: BOTZAKIS, GEORGE

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/03/95	S.P. ESCROW	PAID		750.00	
02/08/95	P.B. ATTY. FEE	CHG	35.00		
02/08/95	P.B. MINUTES	CHG	49.50		
02/22/95	P.B. ATTY. FEE	CHG	35.00		
02/22/95	P.B. MINUTES	CHG	31.50		
08/31/95	P.B. ENGINEER FEE	CHG	158.00		
09/05/95	RET. TO APPLICANT	CHG	441.00		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in
the amount of \$441.00 to:*

*George Botzakis
23 Clintonwood Drive
New Windsor, N.Y. 12553*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/06/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 95-4

NAME: ABC PIZZA & RESTAURANT
APPLICANT: BOTZAKIS, GEORGE

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/05/95	2% OF 14,750.00	CHG	295.00		
09/05/95	REC. CK. #1307	PAID		295.00	
		TOTAL:	295.00	295.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/06/95

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-4

NAME: ABC PIZZA & RESTAURANT
APPLICANT: BOTZAKIS, GEORGE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/03/95	MUNICIPAL HIGHWAY	02/23/95	APPROVED
ORIG	02/03/95	MUNICIPAL WATER	02/06/95	APPROVED
ORIG	02/03/95	MUNICIPAL SEWER	02/15/95	SUPERSEDED BY REV1
ORIG	02/03/95	MUNICIPAL FIRE	02/07/95	APPROVED
ORIG	02/03/95		02/15/95	SUPERSEDED BY REV1
ORIG	02/03/95		02/15/95	SUPERSEDED BY REV1
REV1	02/15/95	MUNICIPAL HIGHWAY	02/23/95	APPROVED
REV1	02/15/95	MUNICIPAL WATER	02/21/95	APPROVED
REV1	02/15/95	MUNICIPAL SEWER	/ /	
REV1	02/15/95	MUNICIPAL FIRE	02/22/95	APPROVED
REV1	02/15/95		/ /	
REV1	02/15/95		/ /	

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ _____

MULTI-FAMILY SITE PLANS:

_____ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ _____

_____ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$ _____

TOTAL ESCROW PAID:.....\$ _____

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 *pd*

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B: \$ X

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

_____ @ \$500.00 EA. EQUALS: \$ X
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ 14,750.00

2% OF COST ESTIMATE \$ 14,750.00 EQUALS \$ 295.00

TOTAL ESCROW PAID:.....\$ _____

TO BE DEDUCTED FROM ESCROW: _____

RETURN TO APPLICANT: \$ _____

ADDITIONAL DUE: \$ _____

7/28/95 @
P.B. #95-4

Expenses For ABC Pizza

~~wood material & nails~~ ~~\$6,428.00~~

plumbing supplies ~~\$2,630.00~~

Paint ~~\$780.00~~

Gas & Hood Supplies ~~\$2,750.00~~

Parking Lot
(Black top) ★ \$8,850.00

Electric Supplies ~~\$1,400.00~~

Glass (windows, porch & doors) ~~\$5,000.00~~

Alarm & Fire System ~~\$2,000.00~~

Landscaping (tree removal &
parking lot cleanup) ★ \$4,500.00

Parking Lot Signs ★ \$1,400.00

Labor ~~\$10,000.00~~

8,850

Architect ~~\$1,500.00~~

✓ 168.00

714,750.00

~~\$47,238.00~~

AS OF: 08/31/95

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 95- 4

FOR WORK DONE PRIOR TO: 08/31/95

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
95-4	84410	02/02/95	TIME	MJE	MC ABC PIZZA	70.00	0.40	28.00			
95-4	84252	02/08/95	TIME	MCK	CL A/RVW COMMENTS	25.00	0.50	12.50			
95-4	84898	02/08/95	TIME	MJE	MC ABC PIZZA	70.00	0.40	28.00			
95-4	84684	02/15/95	TIME	MJE	WS ABC PIZZA	70.00	0.50	35.00			
95-4	84418	02/17/95	TIME	MCK	CL ABC/RVW COMMENTS	25.00	0.50	12.50			
95-4	84689	02/17/95	TIME	MJE	MC ABC	70.00	0.50	35.00			
								151.00			
95-4	86177	02/28/95			BILL 95-238 3/14/95 PD					-151.00	
										-151.00	
95-4	99116	08/23/95	TIME	MJE	MM ABC S/P REVSNB APPD	70.00	0.10	7.00			
					TASK TOTAL			158.00	0.00	-151.00	7.00
					GRAND TOTAL			158.00	0.00	-151.00	7.00

RESULTS OF P.B. MEETING

DATE: August 23, 1995

PROJECT NAME: A.B.C. Pizzeria PROJECT NUMBER _____

LEAD AGENCY:

* NEGATIVE DEC:

M)___ S)___ VOTE:A___N___

* M)___ S)___ VOTE:A___N___

CARRIED: YES___NO___

* CARRIED: YES:___NO___

PUBLIC HEARING: M)___ S)___ VOTE:A___N___

WAIVED: YES___NO___

SEND TO OR. CO. PLANNING: M)___S)___ VOTE:A___N___YES___NO___

SEND TO DEPT. OF TRANSPORT: M)___S)___ VOTE:A___N___YES___NO___

DISAPP: REFER TO Z.B.A.: M)___S)___ VOTE:A___N___YES___NO___

RETURN TO WORK SHOP: YES___NO___

APPROVAL:

M)___S)___ VOTE:A___N___ APPROVED:_____

M)___S)___ VOTE:A___N___ APPR. CONDITIONALLY:_____

NEED NEW PLANS: YES___NO___

DISCUSSION/APPROVAL CONDITIONS:_____

Re: Parking Lot Blacktop

Part of rear parking lot is to be left unpaved and shaded
and concrete wheel stops should be placed in the
unpaved area.

Approval:

(M) V (S) S 4 Ayes } approved
1 Abstain }

CORRESPONDENCE:

ABC PIZZA

Mr. Jay Klein appeared before the board for this discussion.

MR. KLEIN: Mr. Chairman, we were approved site plan last February and we had a real good thing going there. George has gone in there and like many other building projects, this one blew the roof off the budget. George doesn't have any money left, got a serious financial problem, comes down to the end with the lighting that we had designed for this rear parking lot, front is okay, 20,000 he just doesn't have, it's a real financial burden. He has a temporary agreement with Central Hudson that they are going to come in, he is going to rent the lighting from Central Hudson and they are going to, instead of three poles in this rear parking lot that we had designed, Central Hudson is going to install two customer poles and put in a 16,000 lumin high pressure sodium light which is their typical as opposed to the metal halide lights that we have installed. We have installed two of them at the rear of the building which lights this up. And we also have some metal halides at the front of the building. George's agreement with the Central Hudson is the two customer poles in the front, there's an existing Central Hudson pole at the front of the site at the south adjacent to Nugent's property would be southeast corner and Central Hudson's also going to install a high pressure sodium light there which really acts as a streetlight which George is going to pay for. This is a benefit for the town of New Windsor in this part of the road.

MR. VAN LEEUWEN: Big benefit. So in other words, you're taking down one pole and you're putting instead of three poles in the back, you're going to have two poles?

MR. PETRO: Same illumination.

MR. KLEIN: Right, Central Hudson did the engineering.

MR. VAN LEEUWEN: I make a motion to approve.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant ABC Pizza the site plan change noted in the minutes as to lighting changes. Is there any--it's really not a change, same illumination but different configuration--any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

RESULTS OF P.B. MEETING

DATE: February 22, 1995

PROJECT NAME: ABC Pizza - S.P. PROJECT NUMBER 954

LEAD AGENCY:

* NEGATIVE DEC:

M) S S) V VOTE: A 5 N 0

* M) S) VOTE: A 5 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) L S) D VOTE: A 5 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) V S) S VOTE: A 5 N 0 APPR. CONDITIONALLY: 2/22/95

NEED NEW PLANS: YES ✓ NO

DISCUSSION/APPROVAL CONDITIONS:

See minutes re: condition

Cost Est.

ABC PIZZA SITE PLAN (95-4) QUASSAICK AVENUE

Mr. Jay Klein appeared before the board for this proposal along with the applicant.

MR. KLEIN: ABC pizza, Joe is with us here again this evening and based on our last appearance before the board and at the most recent workshop, exception of last Wednesday, there were certain criticisms, constructive criticisms that were made and which we took into account and made those corrections from the last meeting. Major one in the front we corrected the, we redid the parking where we used to have 9 diagonal parking spaces, we cleaned it up and now we arrive at 7 spaces. What we did is with the comment from the board pushing back the parking spaces between this property line, the north property line widening that area, having pretty much like a two-way driveway there and that made what we think is a better situation.

MR. PETRO: We only had a couple comments. One of them was the parking and one other one--

MR. KLEIN: Lighting, we addressed lighting in that we showed some low post lighting, double lamps on the short poles and we have locations in the rear parking lot. We have existing lights on the rear of the building, we're going to, they are going to be replaced and we're going to add some lighting on the front of the building but that would be right on the building.

MR. VAN LEEUWEN: That is going to be right on the building.

MR. KLEIN: Yes.

MR. PETRO: I want to make a comment about number 2, someone wants to break in, feel free, I don't feel it has any place here, I don't want to discuss it.

MR. EDSALL: I would like to just bring the board up to date on it. Normally, I don't bring issues that relate to the State Building Code to the Planning Board, other than when I believe you should just be aware that there's an ongoing discussion and in fact there has

been some discussion as to the ability to develop the building's uses as are proposed and still conform with the State Building Code. That was something that was discussed in great detail at the Planning Board workshop. Subsequent to that discussion, the building inspector, Mike Babcock, has been able to clarify exactly what's in the State Code and apparently it all worked out well. So it's no longer an issue.

MR. KLEIN: I'm in receipt of a message from Mr. Rogers, the Town of New Windsor fire inspector that he received this information from the state, late information, and that information has been conveyed to the owner.

MR. EDSALL: Bottom line is we were working on something and it worked out well so we can probably ignore comment 2.

THE APPLICANT: He checked all the walls and tell me what I do. Just you need Mr. Babcock to see what we did and we finish the job.

MR. PETRO: I'm sure that will be worked out with the building department. I don't think we need to go any further.

MR. VAN LEEUWEN: I have no problem.

MR. DUBALDI: I don't see any outline where the paving is going to be. Are we going to keep the tree in front?

MR. KLEIN: Paving is existing and we're not going to do any repaving in the front the tree remains. It's a beautiful, big tree and we want that to stay. The owner wants that. Just between us, off the record, people park on the other side of the tree, we're not showing that as parking spaces and we're only showing these 7 spaces in front.

MR. VAN LEEUWEN: You have got enough in the back?

MR. KLEIN: We meet the requirements but what we'd do is as we did the last time, we, at the request of Mark,

and it was a good request, taking and make 2 handicapped spaces in the back. So we took the one handicapped out of the front in the back and that works out good.

MR. VAN LEEUWEN: You have got the ramp back there too, even though you have one in the front though, too really.

MR. KLEIN: What I would like to say that we cleaned that up as far as parking goes, we're in good shape. We have good access to the front. We do have a gate back here, it's a locked gate back in this rear parking lot that goes out to an unpaved drive and the one comment from the workshop session of last Wednesday that Mark said was very good and we added to our notes that it's a gate not to be used as a customer entrance and/or exit. He acknowledges that and that is fine. However, the gate is there and we would like to have the option to be able in case of an emergency being able to open the gate to get access for fire trucks.

MR. VAN LEEUWEN: If you get a lot of people, you can use it then.

MR. EDSALL: I think that is what we're trying to avoid. That is a private road and private roads we attempt not to add business traffic wherever possible to a private road. But I do believe they have the right to use it for their own purposes or for construction.

MR. VAN LEEUWEN: There's businesses, you have one house, New Windsor Counselors.

MR. EDSALL: That raised quite a stink during its review as to having business traffic so it was a suggestion I think they have got good access out the front.

MR. STENT: I think it's good to have the emergency access in terms of an emergency. Are you looking for a motion for lead agency?

MR. PETRO: Yes.

MR. STENT: Motion for lead agency under SEQRA.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the ABC Pizza Restaurant site plan on Quassaick Avenue. Is there any further discussion? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. STENT	AYE
MR. PETRO	AYE
MR. VAN LEEUWEN	AYE

MR. LANDER: Mr. Klein, it's going to be paved? There's no paving back there now.

MR. KLEIN: It is now but it's in rough shape. This area is pretty good. There are some large broken areas and as the weather allows, we're going to repave that for the parking lot.

MR. LANDER: My question next is the drainage goes, where does it come down this driveway?

MR. KLEIN: Generally, it, the drainage is existing and goes towards this property line and to Quassaick Avenue, yes, it is generally higher here than it is here, we don't have topo.

MR. LANDER: Well, I know how it's laid out pretty much but we want to make sure that we don't sheet flow this onto, I guess it's the Farino property here so maybe if we had a little berm here, whether we were right on the property line with these spaces so I think you're going to have to have some kind of--

MR. VAN LEEUWEN: There's one there already.

MR. LANDER: Is there a curb there?

MR. VAN LEEUWEN: It's not a curb but it's a curb because Farino's property is a little bit higher only about this much, just rises up enough cause I was back there the other day looking.

MR. KLEIN: Again, the flow of this water now travels towards Nugent's property generally in the direction towards the trailer park and this.

MR. VAN LEEUWEN: It filters all through the side of the property and some in the back.

MR. STENT: Is there a handicapped entrance going to be used as an entrance and exist? It's in the back, will that be the entrance in the back?

MR. KLEIN: That is a working double, it's a 6 foot aluminum door entrance and that is access to what will become a restaurant in the future. Right now of course our main entrance is in the front and is ramped and it's handicapped access.

MR. STENT: Certain people parking in the back, are they going to walk around or can they get access through the back?

MR. BABCOCK: The rear door will have to remain open during any type of business, even before the dining area's up and running, is going to have to remain open for handicapped.

MR. PETRO: For the board's etification, going to be caretaker apartment above this, it's been existing and is to remain as is.

MR. VAN LEEUWEN: It's been there as long as I have been around that, I do know, that is 30 years.

MR. DUBALDI: Are you going to do any additional landscaping?

THE APPLICANT: No.

MR. KLEIN: Yes. He intends to clean this up. There

is a little spot between Nugents and himself now and it's kind off ragged weeds. It's going to be cleaned up, made presentable. You all know he runs a clean operation and he has a great deal of pride in that.

MR. PETRO: This building has been a commercial business for years and I believe there's businesses on both sides.

MR. LANDER: I make a motion we waive public hearing.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under discretionary judgment under paragraph 4819 C of the town local zoning law. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. STENT	AYE
MR. PETRO	AYE
MR. VAN LEEUWEN	AYE

MR. VAN LEEUWEN: I don't see any reason to delay this any longer.

MR. PETRO: Number 6, Henry?

MR. LANDER: Negative dec.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the ABC Pizza restaurant site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE

MR. STENT	AYE
MR. PETRO	AYE
MR. VAN LEEUWEN	AYE

MR. VAN LEEUWEN: I make a motion to approve.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the ABC Pizza restaurant site plan subject to the handwritten revisions be permanently corrected on the plan and the handicapped parking space is as indicated on the plan, show the specifics of the striping and required handicapped signs. Are there any further discussions from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. STENT	AYE
MR. PETRO	AYE
MR. VAN LEEUWEN	AYE

MR. PETRO: Also, the bond estimate be submitted.

MR. KLEIN: For the parking lot paving and the rear, yes.

MR. PETRO: For the site plan, in general.

MR. KLEIN: Yes.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. STENT	AYE
MR. PETRO	AYE
MR. VAN LEEUWEN	AYE



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: ABC PIZZA RESTAURANT SITE PLAN
PROJECT LOCATION: 198 QUASSAICK AVENUE
SECTION 19-BLOCK 4-LOT 62
PROJECT NUMBER: 95-4
DATE: 22 FEBRUARY 1995
DESCRIPTION: THE APPLICATION INVOLVES THE CHANGE IN USE
OF THE EXISTING BUILDING TO A PROPOSED MIXED-USE.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE
8 FEBRUARY 1995 PLANNING BOARD MEETING.

1. The Applicant has revised the plan to re-organize the front parking, so as to provide an unobstructed driving lane along the north side of the building (to access the rear parking area). As well, additional lighting information has been added to the plan. A note has been added indicating the paving work to be performed at the rear parking area.

The Board should review the changes with the Applicant to determine if the latest plan, as presented, is acceptable. As well, the Board should determine if any additional information is required with regard to lighting, landscaping, etc.

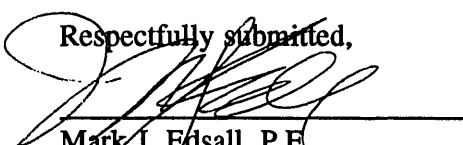
2. At this time, it is my understanding that a question has been raised as to the State Building Code and the mixed use of the building. This is an issue which must be resolved independent of the Planning Board; however, I believe the Board should be aware that this review/discussion is ongoing.
3. The subsequent plan submitted should include the following revisions, as well as any other revisions required by the Planning Board:
 - a. As previously noted, the Applicant's Architect should verify the "provided" bulk information and make any necessary corrections to the values indicated for front yard, single side yard and both side yard.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: ABC PIZZA RESTAURANT SITE PLAN
PROJECT LOCATION: 198 QUASSAICK AVENUE
SECTION 19-BLOCK 4-LOT 62
PROJECT NUMBER: 95-4
DATE: 22 FEBRUARY 1995

- b. The handwritten revisions should be permanently corrected on the plan.
 - c. The handicapped parking spaces as indicated on the plan are dimensionally correct. Notwithstanding same, the plan should include additional information (or a detail) to address the specifics of the striping and the required handicapped signs.
- 4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
 - 5. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
 - 6. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
 - 7. The Planning Board should require that a **bond** estimate be submitted for this **Site Plan** in accordance with Paragraph A(1)(9) of Chapter 19 of the Town Code.
 - 8. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:ABC2.mk

ABC PIZZA SITE PLAN (95-4) QUASSAICK AVENUE

Mr. Jay Klein appeared before the board for this proposal.

MR. KLEIN: Mr. Chairman and gentlemen, my name is Jay Klein representing Mr. Mazzacas (phonetic), the owner of the ABC Pizza restaurant located in the Squire Village for the last 21 1/2 years. Mr. Mazzacas has bought the building diagonally across the street what used to be a restaurant, Windsor Inn, then it was.

MR. VAN LEEUWEN: It was Cavallos.

MR. KLEIN: Mike and Lenny's before that and then Mr. Nugent bought that property with the plumbing and heating firm, Handyman Plumbing, was in the front of the building which was a retail store and they used it as a plumbing and heating company. A few months ago, George bought the property and is going to convert it back into a restaurant, ABC Pizza and Restaurant. There's presently a rental unit there, small one, beauty parlor and they'll remain. No substantial changes are going to be made, other than the interior. Exterior is basically going to stay the same. It's a rather attractive, what was once a residential home and is going to stay that way. But the exterior improvements that George is going to do is especially the parking. Presently the front is paved and the driveway is paved, the rear parking area is pretty bad. Half of it is possibly paved but it's broken up and some of it is dirt. That is going to be all repaved, new blacktop. George is going to spend considerable amount of money inside correcting, improving, new carpeting, class A and class B floor coverings, wall coverings, ceiling coverings, the ceilings are in pretty good shape.

MR. VAN LEEUWEN: That building is basically in pretty good shape, not a bad building.

MR. KLEIN: Maybe a little bit here and there. We have to bring it up to code.

MR. MAZZARAS: A little work outside.

MR. PETRO: You're going to bring it up to today's code?

MR. MAZZARAS: Yes.

MR. LANDER: Mr. Klein, are we going to deal with lighting in the back?

MR. KLEIN: Presently, there's flood lights on the rear of the building that give some illumination but we're adding additional short post lighting at the rear of the parking area which would be the west line and also we're adding another area, flood light on this short piece here, the L shape and that would be on the east side of that.

MR. VAN LEEUWEN: What are you going to do with the upstairs?

MR. KLEIN: Presently, there's an apartment upstairs and the intent is it's a caretaker's apartment, confidentially, George is considering moving in there with his daughter but that might not happen right away. I don't know what your plans are. Presently, you live two miles away on Clintonwood Drive but that is his intention.

MR. LANDER: On the front parking, how much room do we have between the angled parking here?

MR. KLEIN: Well, that angle parking is existing and it's been that way for a good many years. We did not delineate the dimensions because it is existing, just giving you it a quick measurement, there is approximately 20, 21, 22 feet between for the accessway between those parking spaces. On the other side where the driveway is that measures approximately 14 to 15 feet.

MR. PETRO: I've got to say I have been to that place when it was Mike's probably 100 times and I never really had a problem with that parking in the front. I know it might not be the ideal layout.

MR. EDSALL: As I said in my comments, it's not correct, but everyone seems to use to it and it's functioned for many years. The only thing that keeps it functioning, you have got that space between the highway on the property that is available, extra space. If the highway was closer, it may not work.

MR. KLEIN: Interesting enough from the survey that was done and from the property line to the edge of pavement is about 30 feet. So there's a lot of maneuverable area. I used it many times myself over the years and I never saw an accident and whether that area decreases because the state may make the road wider, I don't know. We don't know what will happen in the future but it does work. Of course, what the intent is and what we're doing is we're showing two new handicapped parking spaces at the rear with the handicapped accessway, 24 feet and what we're intending is that when George has a party or it's a developing restaurant which it isn't now, but his intent is to do it in the near future and we have an existing ramp and aluminum glass doors, that in a sense becomes the main entrance to the restaurant in the rear so hopefully that this converges and everybody wanting to be in the front is going to be somewhat reduced but as it is now, his main business is a fast food carry out pizza, sandwiches, et cetera, best eggplant in the Town of New Windsor.

MR. PETRO: Where is the dumpster on the plan?

MR. KLEIN: There is no dumpster there now but what we have at the rear of the building is an existing sanitary covered area and George you're going to use that?

MR. MAZZARAS: Use cement blocks covering in the back half.

MR. PETRO: I know exactly where it is.

MR. MAZZARAS: Next to them there's three walls you have something in the front I have to put?

MR. PETRO: You're going to put it in there?

MR. KLEIN: Yes, we have a picture, it's an existing covered area surrounded by concrete block. Now, whether you're going to put a dumpster in there, it's actually a confined area that George--

MR. MAZZARAS: Same thing like used to be before, just decorate.

MR. PETRO: On another matter, in the front, you have your scale, I just have one problem, we have fire approval on 2/7/95 but I want to just check with this parking in the front to the northerly parking line, you see the driveway that goes to the rear basically the rear of this property is going to be used mostly for your traffic, right, there's 4 spaces that encumber the right-of-way there, see the driveway there, you see what I am saying? How much space is left if I pull into one of those spaces with my car or van, how much space is left to the property line? I see you have 21 feet.

MR. KLEIN: It scales about 12, 13 feet.

MR. MAZZARAS: It's a very, very good driveway.

MR. PETRO: If I park here, you can park all the way down here, now you got people coming in the back, you still have enough space.

MR. KLEIN: But it's one lane traffic. It's not a two way, it's one lane.

MR. MAZZARAS: The same way like the building.

MR. PETRO: You have 21 feet here, Henry you see what I am talking about here on the north side of the building?

MR. PETRO: Let me ask you this, Mark, before you ask me, how many spaces required?

MR. EDSALL: 40.

MR. PETRO: How much?

MR. EDSALL: There's 40 being provided, so it is right on the money. Just relative to the parking in front, I'm not quite sure that you should be scaling this plan because Mr. Klein has more or less advised me that this is a conceptual layout. This isn't really an as-built of where the stripes are. If you want to get into that kind of detail, you should ask him to do an as-built of the front of the building.

MR. BABCOCK: These parking spaces might not be sticking outside of that building.

MR. MAZZARAS: Just if somebody wants a few minutes for take-out orders.

MR. BABCOCK: If somebody's parked in the driveway, you can't get in the back.

MR. MAZZARAS: Yes, you can come in the back. I have somebody over there to pull the people in the back all the time.

MR. EDSALL: The unfortunate part because of the space constraints, the only way you can make the front function correctly, we'd have two rows of 90 degree parking and split off the access road to the back and you'd lose spaces that way.

MR. PETRO: What I thought was eliminating the three spaces on the north and adding them somewhere else or if we didn't need them at all but you're telling me we're right on the money but eliminate the three spots and put them somewhere else.

MR. KLEIN: If the board concurs and advises and that makes it more palatable, there's no problem removing these three spaces, putting them back because we have all kinds of room in the back. George has another 20 or 30 spaces that we can put in the rear, no problem.

MR. EDSALL: You can fit additional couple of spaces to the side of the handicapped.

MR. VAN LEEUWEN: I think if we put that on our tour and we take a look at it, I think that will answer our

question. I think he's right, those four spaces there the way they are drawn out here is going to bother you but really it's not.

MR. KLEIN: It's really three spaces, somebody could sneak in there we're showing three.

MR. PETRO: But according to the plan here, you must be over at least eight or ten feet into the driveway zone. Now, again, the fire department has approved it. He didn't have a problem with it but it just seems to me if you have a place to put three other spots you have so much room.

MR. MAZZARAS: We have got plenty of room.

MR. PETRO: Why not just eliminate them, no?

MR. EDSALL: No, I agree with you.

MR. VAN LEEUWEN: They are going to park there anyway no matter what we say.

MR. PETRO: At least we don't have to draw lines.

MR. KLEIN: The girls only have one or two customers at the time, it's a small shop, Maggie and Leslie.

MR. VAN LEEUWEN: The beauty shop?

MR. KLEIN: So they don't have any volume, we're providing four spaces for them but the girls will park in the back.

MR. VAN LEEUWEN: Always have the employees park in the back.

MR. KLEIN: And I agree with you, that makes it a better condition. I would even go along with that if it's all right with you take the three spaces in the front and put them in the back.

MR. MAZZARAS: No problem.

MR. EDSALL: If those three spaces were removed, you

could really eliminate it being angled parking and just put 90 degree against each side.

MR. PETRO: Put how many?

MR. EDSALL: Probably end up fitting four on each side and you'd end up having it.

MR. PETRO: It's nice to have it in the front if you have the room but he's correct.

MR. EDSALL: You'd end up with 8 spaces instead of probably 9 so.

MR. KLEIN: Because we eliminate the one handicapped in the front because we provided two in the rear, what would be the minimum requirements for the driveway, you want 20 feet?

MR. EDSALL: You have got 21 clear going down the side of the building.

MR. BABCOCK: Try to maintain that.

MR. KLEIN: We can use that as a line, that is what we'll do.

MR. MAZZARAS: In the front, we have three and you can't make the parking lot more far from the tree and you can't park your car there.

MR. PETRO: We might have three on that side and four on the other, put two more in the back, you're all set.

MR. VAN LEEUWEN: Redo the parking and come back.

MR. KLEIN: We want to keep the tree.

MR. PETRO: So have three on that side, four on the south and the other two in the rear. Other than the parking and keeping the driveway accessible, they are only here because it's a change of use.

MR. BABCOCK: Yes.

MR. EDSALL: Are you, I know I believe Mr. Lander brought up the issue of lighting, do you need additional information on the lighting or are you happy with the general information you have?

MR. LANDER: Well, I think that he's adding two lights here he has floods on the building, two should be sufficient here. I'm not a lighting expert, I take that back but he's putting two pole lights.

MR. VAN LEEUWEN: Look at the thing, if it needs an extra light, put it in there because when Mike Cavallo was there, the parking in the back, it was dark.

MR. MAZZARAS: We need some lights in the back. It's very dark. And I can put a couple of lights and if you need in the parking lot, I put in the parking lot too.

MR. PETRO: On the parking lot in the rear you plan on paving this right away?

MR. MAZZARAS: No, not right away. In the summertime.

MR. PETRO: But probably when you open. Only reason it's going to be on the plan. We're at some point going to be approving this plan. I suppose and it's going to be paved so you are going to have to put the a bond up to cover the cost of the paving or you're going to have to pave. So the reason I'm saying it, some people say they put paving and they go away and think that is the end of it. But it's going to have to be done and it's a pretty good sized area.

MR. BABCOCK: Is it going to be paved before you open for business?

MR. MAZZARAS: No, I plan now to open if I can for a month to open.

MR. BABCOCK: Then you'd have to bond it.

MR. KLEIN: I spoke to Jerry Argenio, he's not opening up the plant until the end of March.

MR. PETRO: You can bond it. I just want to make you

aware of that, that it is not a small item and it would need to be bonded.

MR. KLEIN: Do the bond with the application for the building permit.

MR. EDSALL: Part of the site plan.

MR. BABCOCK: You do a cost estimate on the parking lot, we'll give you your building permit, go in, do the renovations and before you're ready for a C.O. to go in business, whatever stuff that is on this plan that you didn't get accomplished, you'll have to bond at that point in time.

MR. PETRO: Striping, blacktopping.

MR. BABCOCK: Then the lighting.

MR. KLEIN: When it's all finished, you get the bond back as long as it's done properly.

MR. PETRO: All right, I think the two things the board is looking at is changing that configuration of the parking in the front, just to get it out of the alleyway. Secondly, a little more lighting detail in the rear and I think other than that, I think--

MR. VAN LEEUWEN: I've got no problem with it.

MR. EDSALL: Just one item that I think you should get into the record you have got that second story caretaker apartment which is a special permit use. If it was being created, you'd have to have a public hearing because it already exists and as you just have the board agree on the record that it is a continued special permit use not changing and you're not going to modify the special permit so there will be no need to.

MR. PETRO: We're not taking action tonight.

MR. EDSALL: You're not going to be asking for a public hearing for a special permit.

MR. PETRO: Remind us at the next meeting I want to

read that into the minutes again.

MR. KLEIN: What I'd like to then request of the board and just so that Mike hears it when he comes back is that we'd like to ask for a conditional approval so that we can get to the building inspector with an application for the building permit so George may continue interior renovations pending final approval of the site plan at your next meeting. Now, I don't know whether I phrased that right.

MR. PETRO: Any member have a problem with letting them continue? Is there a building permit already issued?

MR. LANDER: Continue or start?

MR. KLEIN: I'd like to defer to Mr. Babcock, the building inspector, I just requested a, made a request of the board for conditional approval of the site plan so that we may make application to get a building permit.

MR. VAN LEEUWEN: We don't have such an animal.

MR. KLEIN: It's either approval or not.

MR. VAN LEEUWEN: If this board so sees, we can tell you to work on the inside and relate that to Mike. You can work on the inside until you come back and get final approval from us.

MR. KLEIN: That is what we'd like to do.

MR. VAN LEEUWEN: Do you have any problem?

MR. BABCOCK: No, I have no problem.

MR. PETRO: Is there a permit issued?

MR. BABCOCK: No, I told him if he wanted to paint the apartment, he doesn't need a permit. But he needs to start doing some of the fire separations.

MR. PETRO: Ron, do you have a problem?

MR. LANDER: No.

MR. DUBALDI: If Mike doesn't have a problem with it, I don't.

MR. STENT: No.

MR. VAN LEEUWEN: I don't have a problem with it if he's working inside anyway.

MR. PETRO: So if that part of it is done, you can continue and get these minor changes. This is minor, be on the next meeting, you're looking at two weeks from now for an approval from this board. In the meantime, you'll come back with the two minor changes, I don't see any problem. You already have fire approval.

MR. KLEIN: Thank you, Mr. Chairman.

MR. EDSALL: Jay, schedule with Myra to be on the workshop and we'll doublecheck everything.

MR. KLEIN: I'll make that request to Myra tomorrow morning, thank you very much.



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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: ABC PIZZA RESTAURANT SITE PLAN
PROJECT LOCATION: 198 QUASSAICK AVENUE
SECTION 19-BLOCK 4-LOT 62
PROJECT NUMBER: 95-4
DATE: 8 FEBRUARY 1995
DESCRIPTION: THE APPLICATION INVOLVES THE CHANGE IN USE
OF THE EXISTING BUILDING TO A PROPOSED MIXED USE
(EATING AND DRINKING ESTABLISHMENT AND A
BEAUTY PARLOR). THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

1. This site is the former Handyman Plumbing building on Quassaick Avenue. The property is located within the neighborhood commercial zoning district. The proposed uses are Permitted Uses By Right A-8 and A-7. The required bulk information shown on the plan appears correct for these uses.

The Applicant's architect should verify the "provided" bulk information on the plan relative to front yard, single side yard and both side yard.

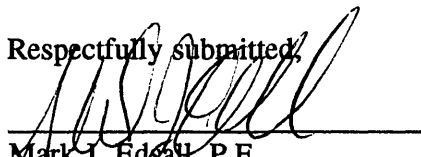
2. With regard to the parking, the plan indicates the forty (40) required spaces. Layout at the rear of the property appears very workable, although the front parking spaces continue to be angled in a manner causing difficult movement. I am not aware of any way to correct this problem, given the width of the lot. As I am sure the Board is aware, this less than desirable layout has functioned in this way for many years.
3. The Board should review this plan and determine if any additional information is required, or any additional site modifications are desired.
4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: ABC PIZZA RESTAURANT SITE PLAN
PROJECT LOCATION: 198 QUASSAICK AVENUE
SECTION 19-BLOCK 4-LOT 62
PROJECT NUMBER: 95-4
DATE: 8 FEBRUARY 1995

5. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
6. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
7. The Planning Board should require that a **bond** estimate be submitted for this **Site Plan** in accordance with Paragraph A(1)(9) of Chapter 19 of the Town Code.
8. Pursuant to a memorandum dated 23 February 1989 from the Town Building Inspector, a **detail** for the **handicapped parking** and associated sign should be provided on the plans. As well, a detail should be provided as to the paving or other improvements proposed for the site.
9. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:ABC.mk

RESULTS OF P.B. MEETING

DATE: February 8, 1995

PROJECT NAME: ABC Pizza PROJECT NUMBER 95-4

LEAD AGENCY:

* NEGATIVE DEC:

M)___ S)___ VOTE:A___ N___

* M)___ S)___ VOTE:A___ N___

CARRIED: YES___ NO___

* CARRIED: YES:___ NO___

PUBLIC HEARING: M)___ S)___ VOTE:A___ N___

WAIVED: YES___ NO___

SEND TO OR. CO. PLANNING: M)___ S)___ VOTE:A___ N___ YES___ NO___

SEND TO DEPT. OF TRANSPORT: M)___ S)___ VOTE:A___ N___ YES___ NO___

DISAPP: REFER TO Z.B.A.: M)___ S)___ VOTE:A___ N___ YES___ NO___

RETURN TO WORK SHOP: YES ☒ NO___

APPROVAL:

M)___ S)___ VOTE:A___ N___ APPROVED:___


M)___ S)___ VOTE:A___ N___ APPR. CONDITIONALLY:___

NEED NEW PLANS: YES___ NO___


DISCUSSION/APPROVAL CONDITIONS:___

Move front three parking spaces on side of
driveway to back - straighten out remaining
front spaces.
re-evaluate back lighting
parking lot in back to be repaved
Carstater apartment existing use

P.B. # 95-4 Escrow

	GEORGE BOTZAKIS 562-2060	1260
	23 CLINTONWOOD DR. NEW WINDSOR, NY 12553	2-2 19 95 50-235 219 613
PAY TO THE ORDER OF	<i>Town of New Windsor</i>	\$ 750.00
	<i>Seven hundred & fifty 00/100</i>	DOLLARS
THE BANK OF NEW YORK		
213 QUASSAICK AVE., NEW WINDSOR, N.Y. 12553		
MEMO	<i>George Botzakis</i>	
⑆021902352⑆ ⑆0232111591⑆ 1260		
NEW YORK'S FIRST BANK FOUNDED 1794		

P.B. # 95-4 Application Fee

	GEORGE BOTZAKIS 562-2060	1259
	23 CLINTONWOOD DR. NEW WINDSOR, NY 12553	2-2- 19 95 50-235 219 613
PAY TO THE ORDER OF	<i>Town of New Windsor</i>	\$ 100.00
	<i>one hundred — 00/100</i>	DOLLARS
THE BANK OF NEW YORK		
213 QUASSAICK AVE., NEW WINDSOR, N.Y. 12553		
MEMO	<i>George Botzakis</i>	
⑆021902352⑆ ⑆0232111591⑆ 1259		
NEW YORK'S FIRST BANK FOUNDED 1794		



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 4 Rev. 1

DATE PLAN RECEIVED: RECEIVED FEB 15 1995

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒ _____

disapproved ☐ _____

If disapproved, please list reason _____

72 [Signature] 2/23/95
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: TOWN FIRE INSPECTOR
DATE: 22 FEBRUARY 1995
SUBJECT: ABC PIZZA & RESTAURANT

PLANNING BOARD REFERENCE NUMBER: PB-95-4
DATED: 15 FEBRUARY 1995
FIRE PREVENTION REFERENCE NUMBER: FPS-95-10

A review of the above referenced subject site plan was
conducted on 22 February 1995.

This site plan is acceptable.

Plans Dated: 1 February 1995


Robert F. Rodgers; CCA



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95-4 Rev.1

DATE PLAN RECEIVED: RECEIVED FEB 15 1995

The maps and plans for the Site Approval ABC Pizza

Subdivision _____ as submitted by

Jay S. Klein Ard. for the building or subdivision of _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

If ~~disapproved~~, please list reason _____

There is an existing service feeding new site.

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve D. D. - CAMO - 2-21-95
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR

P/B # 95 - 4

WORK SESSION DATE: 15 FEB '95

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: ABC Pizza

PROJECT STATUS: NEW X OLD _____

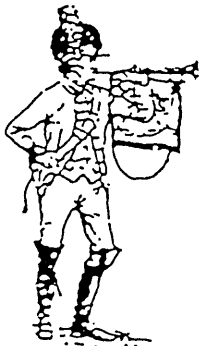
REPRESENTATIVE PRESENT: Jay Klein

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Bob-R advises problem with mixed use for Type-5 construction. Bob is getting copies of new laws from state for clarification.
- Bob-R- will likely need sprinklers since over 100 occupancy.
- Bob is dealing with Bill Stewart of NYS.
- parking lot is front revised - Good
- pks lot lights on timer
- gate onto Kathleen Dr. "not to be used as ~~entrance~~ exit"

4MJE91 pbwsform



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95-4

DATE PLAN RECEIVED: RECEIVED FEB 3 1995

The maps and plans for the Site Approval ABC Pizza

Subdivision _____ as submitted by

Jay S. Klein Arch. for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved ☐

~~If disapproved, please list reason~~

There is an existing water service to
this property.

HIGHWAY SUPERINTENDENT DATE

Stan D. D. Amos 2-6-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 7 February 1995
SUBJECT: ABC Pizza & Restaurant

Planning Board Reference Number: PB-95-4
Dated: 3 February 1995
Fire Prevention Reference Number: FPS-95-007

A review of the above referenced subject site plan was conducted on 6 February 1995.

This site plan is acceptable.

Plans Dated: 1 February 1995


Robert F. Rodgers, C.C.A.

RFR/mvz



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

1-3
**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF NEW Windsor

P/B # 95 - 4

WORK SESSION DATE: 2 Feb 1995

APPLICANT RESUB.
REQUIRED: new plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: ABC Pizza

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: George Burakus "E" Jay Kline

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- bright Handyman plumbing -
- gate must go -
- add on space.
- s/s app not rem. (hth black)
- add p/cals.
- move O to rear.
- existing vs proposed; show fence
- add dumpster loc.
- can change sign face - but can't replace.

4MJJE91 pbwsform

next avail agenda
after plan/app
Licensed in New York, New Jersey and Pennsylvania

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD



17 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan ☒ Spec. Permit _____

1. Name of Project ABC PIZZA & RESTAURANT
2. Name of Applicant GEORGE BOTZAKIS Phone 562-2060
Address 198 QUASSAICK AVE, NEW WINDSOR, NY 12553
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record GEORGE BOTZAKIS Phone 562-2060
Address 198 QUASSAICK AVE, NEW WINDSOR, NY 12553
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan JAY S. KLEIN - ARCHITECT
Address BALMVILLE ROAD, NEWBURGH, NY 12550
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney LARKIN & AXELROD Phone 562-3366
Address 34 RT. 17K, NEWBURGH, NY 12550
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting JAY S. KLEIN Phone 565-6111
(Name)
7. Project Location: On the WEST side of QUASSAICK AVENUE
200' + feet NORTH of UNION AVENUE
(direction) (street)
8. Project Data: Acreage of Parcel .786 Zone NC,
School Dist. NEWBURGH
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ NO _____

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 19 Block 4 Lot 62

11. General Description of Project: RENOVATION OF AN
EXISTING COMMERCIAL BUILDING TO A
RESTAURANT

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

13. Has a Special Permit previously been granted for this property? yes X no.

ACKNOWLEDGEMENT:

X If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

3 day of February 1995

Gaele P. P. P. P. P.
Applicant's Signature

Theresa MacEntee
Notary Public

THERESA MacENTEE
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ULSTER COUNTY
NO. 4957983
COMMISSION EXPIRES 10-30-95

TOWN USE ONLY:

RECEIVED FEB 3 1995
Date Application Received

95 - 4
Application Number

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

RECEIVED FEB

3 1995
SEQR

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR GEORGE BOTZAKIS	2. PROJECT NAME ABC PIZZA AND RESTAURANT
3. PROJECT LOCATION: Municipality T.O. NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 198 QUASSAICK AVENUE	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: RENOVATION OF AN EXISTING COMMERCIAL BUILDING TO A RESTAURANT	
7. AMOUNT OF LAND AFFECTED: Initially 0.786 acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval TOWN OF NEW WINDSOR PLANNING BOARD, DEC. 18, 1988	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: GEORGE BOTZAKIS Date: FEB. 3, 1995	
Signature: George Botzakis	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.67 If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p style="margin-left: 40px;">NO</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p style="margin-left: 40px;">NO</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p style="margin-left: 40px;">NO</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p style="margin-left: 40px;">NO</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p style="margin-left: 40px;">NO</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p style="margin-left: 40px;">NO</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p> <p style="margin-left: 40px;">NO</p>	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly</p>	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

95 - 4

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest
100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of
Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input type="checkbox"/> Pavement Coverage (% of
Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input type="checkbox"/> Landscaping | 50. <input type="checkbox"/> Open Space (sq. ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details
(Items 25-27) | |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. _____ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. _____ A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: Jay S. K. [Signature]
 Licensed Professional
 Date: Feb. 16, 1995

95-4
RECEIVED FEB 3 1995

REC'D BY

"XX"

ATTACHMENTS

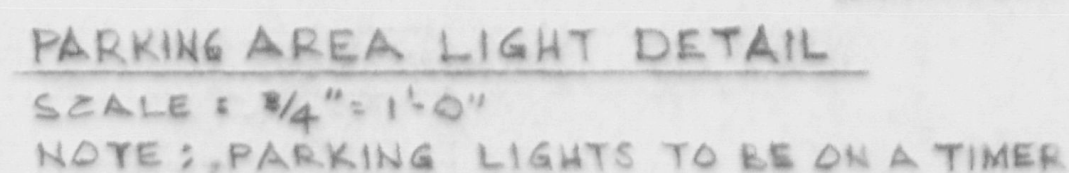
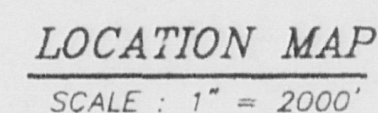
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

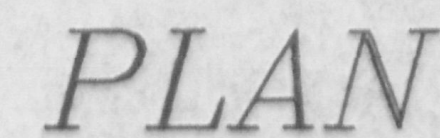
IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT ~~IN~~ A FLOOD ZONE.

Jay S. Klein



Unauthorized addition or alteration
of this plan is a violation of
Section 7209(2) of the New York
State Education Law.



SCALE : 1" = 20'

NOTES :

1. DEED REFERENCE : LIBER 2210 - PAGE 1110.
2. TAX MAP DESIGNATION : SECTION 19 - BLOCK 4 - LOT 62.
3. RIGHT FOR INGRESS & EGRESS OVER 40' RIGHT-OF-WAY FROM LIBER 2210 OF DEEDS AT PAGE 1110.
4. PROPERTY ZONE : (NC) NEIGHBORHOOD COMMERCIAL
5. USES PROPOSED : "USE PERMITTED BY RIGHT", COLUMN A, # 5-EATING PLACE & # 7-BEAUTY PARLOR

MINIMUM BULK REGULATIONS :	(NC) REQUIRED	PROVIDED	
LOT AREA	10,000 SQ. FT.	34,217.7 SQ. FT.	
LOT WIDTH AT SETBACK	100 FT.	95 FT.	PRE-EXISTING
FRONT YARD	40 FT.	63.2 FT.	
REAR YARD	15 FT.	10.8 FT.	
SIDE YARD	15 FT.	21 FT.	PRE-EXISTING
BOTH SIDES	35 FT.	23.8 FT.	PRE-EXISTING
MAX. BUILDING HEIGHT	35 FT.	30 FT.	
FLOOR AREA RATIO	1	0.17	
OFF-STREET PARKING	40	40	

VERIFIED CORRECT BY
JAY S. KLEIN-ARCHITECT
FEB. 23, 1995

4. EXISTING CARETAKER LIVING QUARTERS ON SECOND FLOOR TO REMAIN AS IS.
7. NUMBER OF PARKING SPACES DETERMINED BY NC ZONE ORDINANCE FOR PERSONAL SERVICE ~~STREET~~ PARKING SPACE PER 150 SQ. FT. OF BUILDING AREA, PLUS TWO RESIDENTIAL SPACES.
8. ALL PARKING SPACES ARE 10 FT. BY 20 FT.
9. BOUNDARY DATA SHOWN IS TAKEN FROM A MAP PREPARED BY ANTHONY D. VALDIVIA P.L.S. DATED 27 SEPTEMBER 1987.
10. HANDICAPPED PARKING AS SHOWN TO BE PAINTED AND STRIPED YELLOW COLOR. HANDICAPPED SYMBOL TO BE PAINTED IN EACH SPACE (2). ALL OTHER PARKING STIPING TO BE PAINTED YELLOW.
- EATING PLACE = 1 SPACE PER 3 SEATS
ABC PIZZA - 1530 SF = 102 OCCUPY 34 S
BEAUTY PARLOR - 600 SF = 4 SPACES = 2
RESIDENTIAL = 2 SPACES = 2
PARKING SPACES - TOTAL = 40

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON SEP - 6 1995
BY Henry P. Van Leeuwen
Secretary

REV. JULY 10, 1995
REV. FEB. 23, 1995
REV. FEB. 13, 1995



SITE PLAN FOR
ABC PIZZA & RESTAURANT
196 QUASSAICK AVENUE, NEW WINDSOR, N.Y. 12553
JAY S. KLEIN - ARCHITECT
BALNYLLE ROAD, NEWBURGH, N.Y.
FEB. 1, 1995 PROJ. NO. 242-95

A-1